

Kensington and Chelsea

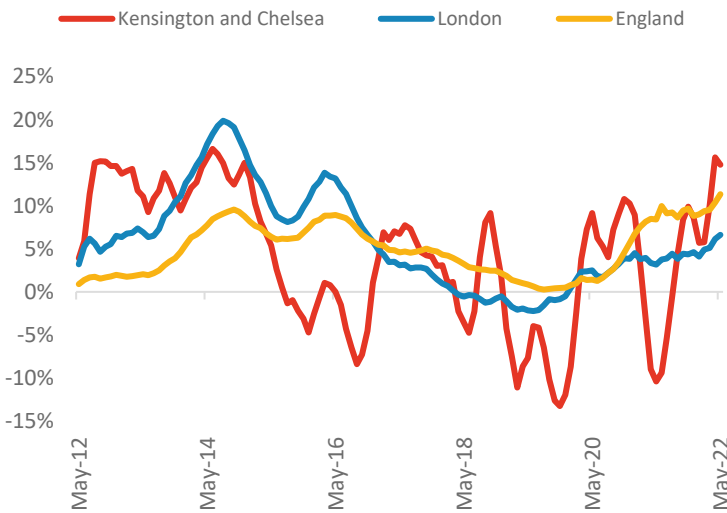


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	Current level	3 month	Annual	5 year	10 year
House prices	£1,316,522	0.5%	14.8%	-0.1%	44.3%
Transactions	1,651	-12.7%	12.3%	16.1%	-31.1%

House Prices (May 2022 data)

Annual Change in House Prices

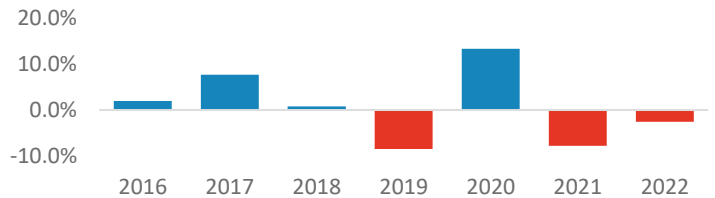


House prices in Kensington and Chelsea grew by 14.8% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Kensington and Chelsea house prices are now 69.8% above their previous peak in 2007, compared to +76.1% for London and +53.6% across England.

Local prices have fallen by 2.6% in 2022 so far, compared to a fall of 7.8% over the same period last year.

Year-To-Date Change in House Prices, December to May

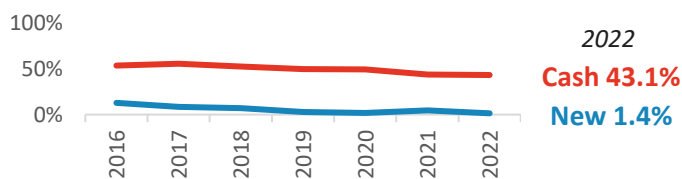


Transactions (March 2022 data)

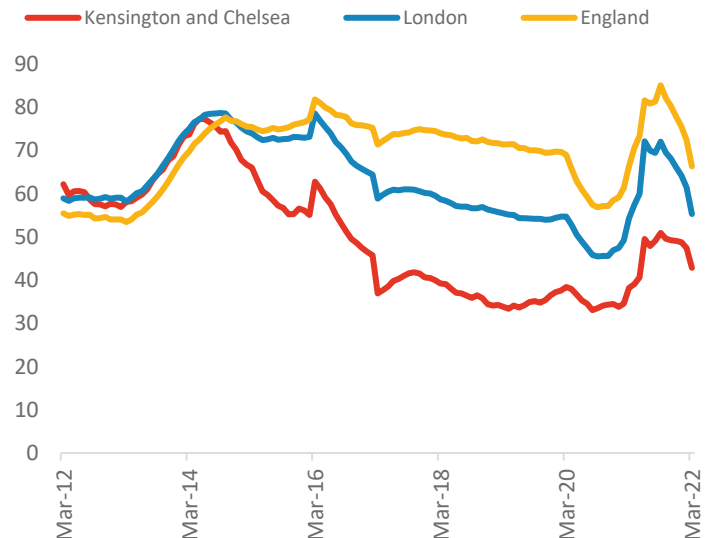
There were 1,651 transactions in Kensington and Chelsea during the 12 months to March 2022. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Kensington and Chelsea have fallen by 38.9% since 2014, compared to changes of -27.7% for London and -13.6% for England.

Cash and New Build Sales as % of Total, by Year*



Annual Transactions, Indexed (2001-05 average = 100)



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.